

Off-Campus Housing at the University of Maryland



Hello!

I am Ciara Kyler

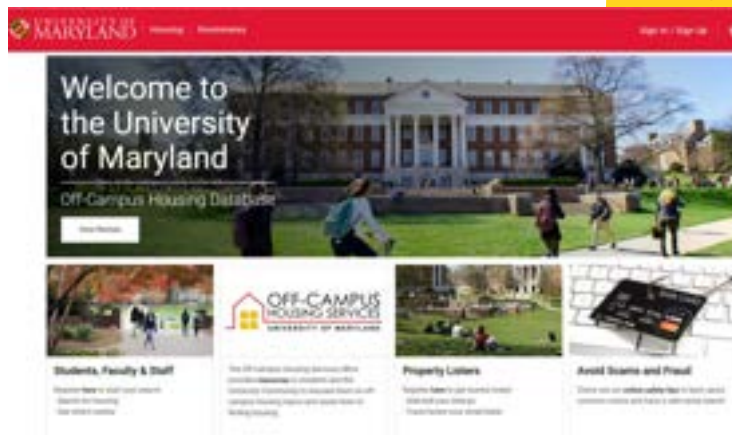
Graduate Coordinator for Housing
Partnerships and Off-Campus
Housing Services



Off-Campus Housing Services

We provide resources to help students navigate their off-campus housing search.

- ✓ och.umd.edu
- ✓ www.ochdatabase.umd.edu



Off-Campus Housing Options

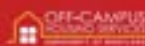
- ✓ Apartments
 - 15+ Student focused options in College Park area
- ✓ Houses
 - Rent rooms/spaces
- ✓ Public-Private Partnership
 - Graduate Hills/Gardens
 - The Courtyards at UMD



Off-Campus Housing Resources

Off Campus Housing RESOURCES

Off-Campus Housing
Resources and Advice
Please visit our web
page at offcampushousing.com



HOUSING SEARCH CHECKLIST

Before You Begin A Search

What kind of rental unit do you want to live in?

- Studio, 1, 2, 3, or 4 bedroom apartment
- Suite or apartment in private house
- Room in a shared house
- Room in private home
- Single family home
- Fraternity house (as a member or non-member boarder)

What are your transportation needs?

- Within walking distance
- Within biking distance
- On a Shuttle (UM route)
- On a MetroBus (Rail route)
- Using carpool or carpool
- Adequate parking available
- Proximity to a shopping center or a job site

What features are essential?

- Dishwasher
- Washer and dryer in the unit
- Air conditioning (room units or central air)
- Cable and Internet capabilities
- Off street parking
- Furniture included
- Hardwood or laminate flooring
- Private room and/or bath
- Smoking (or not)
- Pets permitted

What are your financial means?

- Living with others can lower housing expenses
- Rooms in a student or private house tend to be the least expensive
- Include the cost of renting or purchasing furniture, if needed
- When calculating your maximum affordable rent, be sure to include utilities

How much legal protection do you require?

- A lease offers a certain amount of legal protection
- Units that do not carry a lease offer maximum flexibility but limited legal protection

During Your Housing Search

- Begin your search using the widest criteria possible
- Narrow your choices by adding more features
- Inspect the actual unit you intend to lease, and consider writing necessary repairs into the lease
- Have the Student Legal Aid Office (125 South Campus Dining Hall) review lease or boarder's agreement
- Check the security of the unit
- Check the functionality of the unit (a smoke detector is required by law)
- Be sure that there are two means of egress (exit) from the unit
- Arrange for telephone service and utilities to be turned on by the time you move in

After You Move In

- Complete a thorough inventory of your apartment
- Give a copy of your inspection form to the landlord
- Purchase renter's insurance
- Consider purchasing additional fire safety equipment (fire extinguisher, and/or smoke detector)
- Always get a written receipt from your landlord when you pay rent or deposits

Determine Where, What, Who & How Much

- ✓ Identify the area you want to live in (example: near College Park, inside DC, near a bus stop, near a metro stop, etc.)
- ✓ Identify what type of housing you would prefer
 - House, apartment, town house, group house?
 - Shared bedroom and/or bathroom?
 - Furnished or unfurnished (Furnished is when there is furniture such as a bed, dresser, tables, chairs, in the house)
- ✓ Determine who you would like to live with
 - With roommates? How many roommates? Same-gender or CoEd?
 - Near/around undergraduates, only undergraduates or a mix of students and non-students?
 - Couples/family living? → contact the direct property

Determine Your Budget

- ✓ Consider both Monthly Costs and One Time Costs
- ✓ Rent: what you will pay monthly to live in the space (Can be anywhere from \$900-\$2000+)
- ✓ Utilities: some may be included in rent
- ✓ Transportation: UMD shuttle, bus, metro, car/gas, bike, walking. (The UMD Shuttle cost is included in your school fees)
- ✓ Furniture and housing supplies
- ✓ Emergency costs: Be sure to include some extra money for any emergency that may come up

Leasing Off Campus

- ✓ Leases are signed through the individual leasing offices
- ✓ Most leases are 11-12 months
- ✓ Rent due to individual office - not UMD
- ✓ Utility costs vary

Please note that leases may require a guarantor, co-signer, or additional documentation if one is not a US citizen.



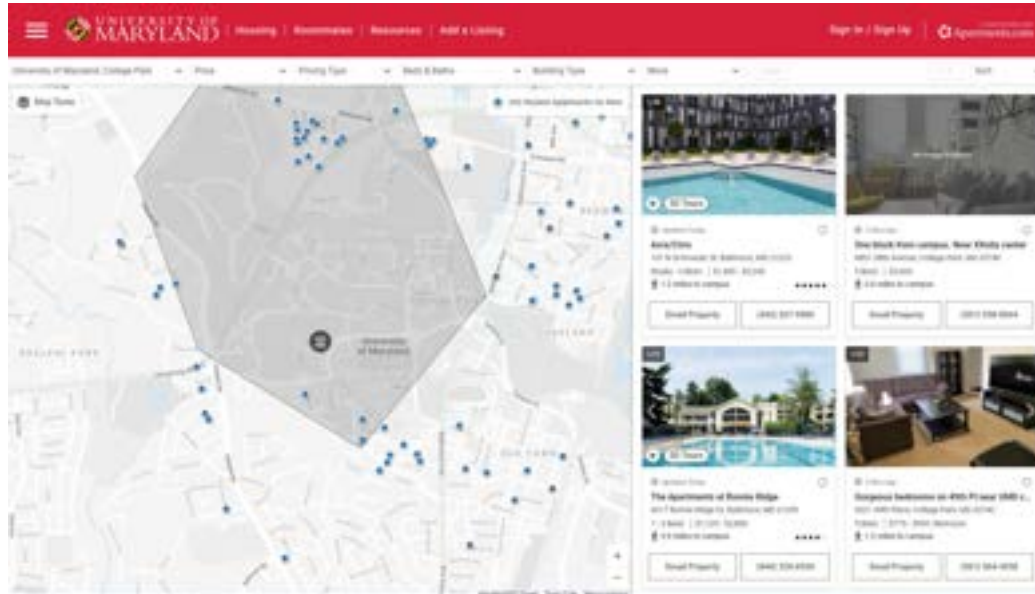
Where to Search

- The OCH Database: www.ochdatabase.umd.edu
- Affiliated Housing
 - Graduate Hills/Graduate Gardens
 - <http://www.southernmanagement.com/graduate-hills-gardens/>
 - UMD Courtyards Building 6 - go.umd.edu/gradhousing
 - Vacancies will be limited
 - Application Deadline for 2025-2026: May 9th 2025

The OCH Database

www.ochdatabase.umd.edu

- ✓ Housing Search Tips
 - Text Search
 - Map Search
 - May have to expand your search
- ✓ Roommate Finder
- ✓ Free with UMD login
- ✓ Daily Updates



Transportation

- ✓ Public Transportation
 - UMD Shuttle - www.dots.umd.edu/shuttle-um
 - WMATA Trains and Bus
 - serves the DMV metro area www.wmata.com
 - Prince George's County Bus
 - Montgomery County Bus.
- ✓ Other Types of Transportation
 - Bike - <http://www.transportation.umd.edu/bike.html>
 - Walk - <https://terpnav.umd.edu/>
- ✓ Car
 - www.dots.umd.edu for parking on campus





Lease Signing Reminders

Written Agreements Only

Make sure there is a written agreement for the terms of the property. Verbal Agreements are not legally binding!

Ask Questions Before You Sign

If something on the lease doesn't make sense or needs clarification. You can have the Student Legal Aid Office review your lease.
www.legalaid.umd.edu

Read Your Lease

Leases are legally binding agreements! Know your responsibilities and your landlord's responsibilities including move-out policies

Walk Through Space

Before moving in your belongings, walk through the space. Note and photograph any existing damage (even if it seems small).



Need Legal Help?

- ✓ If need any legal assistance, contact:

GRADUATE STUDENT LEGAL AID OFFICE
www.legalaid.umd.edu
(301)-405-5807

- ✓ Graduate Student Legal Aid (GLAO) Resources:
 - Go to the GLAO website for information
 - Workshops are offered, such as "Lunch with a Lawyer"
 - For individual advising, scheduling an appointment is highly recommended

Questions about Financial Aid?

- ✓ If need any financial assistance, we suggest contacting your program director to see if they offer any scholarships or have any graduate assistantship positions available.
- ✓ For individual questions about what's covered in financial aid you were already awarded, contact:

FINANCIAL AID OFFICE
<https://financialaid.umd.edu/>
(301)-314-8377

Questions about Safety?

- ✓ If you have any questions about safety, we suggest you contact the University of Maryland Police Department (UMPD) and review their website to obtain information on crime statistics in the area:

UMPD

<https://www.umpd.umd.edu/>
(301)-405-3555

- ✓ You can also sign up for UMD Safety Alerts as noted on the UMPD website!

Other Useful Resources

- ✓ [Transfer and Off Campus Student Life](#)
- ✓ [Graduate Student Life](#)
- ✓ [Immigrant & Undocumented Student Life](#)
- ✓ [International Students & Scholars](#)
- ✓ [Department of Transportation Services](#)
- ✓ [UMD Dining Services](#)

Thanks!

Any additional questions?

You can find us at:

- ✓ 1111 Annapolis Hall
- ✓ Office Hours: 9am-4:30pm
- ✓ www.och.umd.edu
- ✓ och@umd.edu
- ✓ 301-314-3645

